

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
January 19, 2023

DRAFT MINUTES

PRESENT

Lester Barclay*
Gia Biagi*
Andre Brumfield*
Walter Burnett
Maurice Cox*
Rosa Escareno
Laura Flores*
Raul Garza
Sarah Lyons*
Patrick Murphey
Marisa Novara*
Guacolda Reyes*
Claudette Soto*
Danielle Tillman*
Tom Tunney*
Scott Waguespack*

ABSENT

Honorable Lori E Lightfoot, Mayor
Harry Osterman
Carlos Pineiro
Gilbert Villegas

- A. The Chairman called the January 19, 2023, regular hearing of the Chicago Plan Commission to order at 10:00 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with nine members present (*). The public hearing was audio recorded and live streamed. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Marisa Novara, seconded by Scott Waguespack, to approve the Minutes of the December 12, 2022 Regular Hearing of the Chicago Plan Commission, this was approved by a 12-0-0 vote.
- C. Deferral
 1. A motion by Sarah Lyons, seconded by Gia Biagi, to defer item D1, the we will chicago plan to a date certain of February 16, 2023 was approved by a vote of 12-0-0.

D. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

1. A motion by Scott Waguespack, seconded by Rosa Escareno, to approve the following matters (No. 1 and No. 2 under the disposition heading, Nos. 3,4 and 5 under the ANLAP heading, No. 6 under the negotiated sale heading, and Nos. 7,8,9, and 10 under the Acquisition heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a 14-0-1 (Soto Recused) vote.

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 436 East 42nd Place to RZS Properties LLC. (23-002-21; 3rd Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5926 West Chicago Avenue to Juan and Only LLC. (23-003-21; 29th Ward).

ANLAP

3. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program, generally located at 5130 South Wood Street to Maria Sanchez (23-004-21; 16th Ward).
4. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program, generally located at Northern half of 5230-32 South Indiana Avenue to Steven Maurice and Felicia Epting (23-004-21; 3rd Ward).
5. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program, generally located at 6708 South Green Street to Pierre Williams (23-004-21; 6th Ward).

NEGOTIATED SALE

6. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 3621 West Roosevelt Road to Bridgette Flagg (Trust No. 80023854456) (23-001-21; 24th Ward).

ACQUISITION

7. A resolution recommending a proposed ordinance authorizing an acquisition of private owned land, generally located at 902 West 18th Street and 947 West 16th Street from 18th & Peoria Development Framework Plan (23-005-21; 25th Ward).
8. A resolution recommending a proposed ordinance authorizing an acquisition of private owned land, generally located at 3843-49 West Madison Street, 3851-53 West Madison Street, 3855-59 West Madison Street, and 3801-09 West Madison Street from Donna and Robert Cox, Daniel Hodges, Abdal Mahmoud, Madison & Springfield, LLC. (23-006-21; 28th Ward).
9. A resolution recommending a proposed ordinance authorizing an acquisition of private owned land, generally located at 107-111 North Kedzie Avenue, 3148 West Washington Boulevard, 3200 West Lake Street; and 100 North Kedzie Avenue from Natoma, LLC., Network Commercial Real Estate, 111 North Kedzie, LLC. Kedzie Corner, LLC. (23-007-21; 27th Ward).
10. A resolution recommending a proposed ordinance authorizing an acquisition of private owned improved land, generally located at 3407 West Harrison Street; and 3409 West Harrison Street from LaSalle Building Corporation (23-008-21; 24th Ward).

E. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Scott Waguespack, seconded by Walter Burnett, to adopt the Altenheim Framework Plan was approved by a vote of 14-0-0. The Altenheim Framework Plan sets the foundation for a recreational trail and string of open spaces on a two-mile section of elevated rail line on Chicago's West Side in the communities of North Lawndale, East Garfield Park and West Garfield Park. It is grounded in a year-long effort to engage residents and stakeholders through in-person and virtual meetings and an online survey. In addition to planning for the future trail and related open spaces, the plan identifies redevelopment opportunities in six unique focus areas surrounding the rail line and proposes concept plans. The plan also addresses potential impacts on the surrounding community with a section devoted to equitable investment that makes recommendations for resident retention, local economic growth, and anti-displacement strategies. An informational presentation was provided to the Chicago Plan Commission the draft plan was made available for public comment in November 2022.
2. A motion by Guacolda Reyes, seconded by Rosa Escareno, to approve a proposed Residential-Business Planned Development, submitted by Team Pioneros LLC, for the property generally located at 1614 to 1638 N. Pulaski Rd. was approved by a vote of 13-0-0 (Flores and Tillman recused). The applicant proposes to rezone the site from B3-2 (Community Shopping District) to B3-3 (Community Shopping District) and then to a Residential-Business Planned Development. The proposed Planned Development will support the construction of a nine-story, 112 foot, mixed-use residential, apartment building containing 85 dwelling units, 58 parking spaces, a health clinic, and Chicago Public Library. The overall FAR for the development shall not exceed 3.9. (21082; 26th Ward)
3. A motion by Maurice Cox, seconded by Scott Waguespack, to approve a proposed Waterway-Industrial Planned Development, submitted by TP 106th, LLC, for the property generally located at 2800 East 106th Street was approved by a vote of 8-0-0 (Biagi proxied yes, Lyons and Soto abstained). The applicant is proposing to rezone the site from PMD 6 (Planning Manufacturing District 6 Lake Calumet) to a Waterway-Industrial Planned Development. The applicant proposes to construct a vehicular storage area with 638 non-accessory parking spaces. The overall FAR of the planned development will be 0.0. (21087, 10th Ward)

F. Chairman's Update

1. None

G. Adjournment

A motion by Rosa Escareno, seconded by Sarah Lyons, to adjourn the January 19, 2023 Regular Hearing of the Chicago Plan Commission at 1:17 PM, the motion was approved by a 9-0-0 vote.